114.0	0011	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,088,100 /	1,088,100
USE VALUE:	1,088,100 /	1,088,100
ASSESSED:	1,088,100 /	1,088,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLER JEREMY I & MELISSA
Owner 2:	
Owner 3:	
Street 1:	35 AERIAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Vinyl Exterior and 3113 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6246.000	662,900		425,200	1,088,100
Total Card	0.143	662,900		425,200	1,088,100
Total Parcel	0.143	662,900		425,200	1,088,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.59 | /Parcel: 349.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73565

GIS Ref

GIS Ref

Insp Date 03/30/16

!8913!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0011-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	662,900	0	6,246.	425,200	1,088,100		Year end	12/23/2021
2021	101	FV	643,400	0	6,246.	425,200	1,068,600		Year End Roll	12/10/2020
2020	101	FV	643,400	0	6,246.	425,200	1,068,600	1,068,600	Year End Roll	12/18/2019
2019	101	FV	493,900	0	6,246.	431,200	925,100	925,100	Year End Roll	1/3/2019
2018	101	FV	493,900	0	6,246.	321,900	815,800	815,800	Year End Roll	12/20/2017
2017	101	FV	493,900	0	6,246.	291,500	785,400	785,400	Year End Roll	1/3/2017
2016	101	FV	222,500	0	6,246.	279,400	501,900	501,900	Year End	1/4/2016
2015	101	FV	210,500	0	6,246.	236,900	447,400	447,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:08:56

LAST REV

Date	Time
10/14/16	09:41:16
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8913

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	67228-533		5/10/2016		917,500	No	No		
AUGER MILDRED L	66042-109		9/8/2015	Estate/Div	420,000	No	No		
BARRY MARY E	12871-47		10/1/1975		42,500	No	No		Mildred Auger D.O.D. 9/21/2014.

USER DEFINED

Prior Id # 1:	73565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2015	1914	Heat App	5,500					
10/14/2015	1550	Addition	200,000					
9/5/1996	442		19,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2016	Measured	PT	Paul T
1/9/2009	Meas/Inspect	336	PATRIOT
3/18/2000	Inspected	276	PATRIOT
2/10/2000	Measured	197	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6246		Sq. Ft.	Site		0	70.	0.97	5									425,166						425,200	

Total AC/HA:	0.14339	Total SF/SM:	6246	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,166	Spl Credit		Total:	425,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05776691
Const Adj.:	0.99989998
Adj $ / SQ:	137.496
Other Features:	127591
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665541
Depreciation:	2662
Depreciated Total:	662879

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

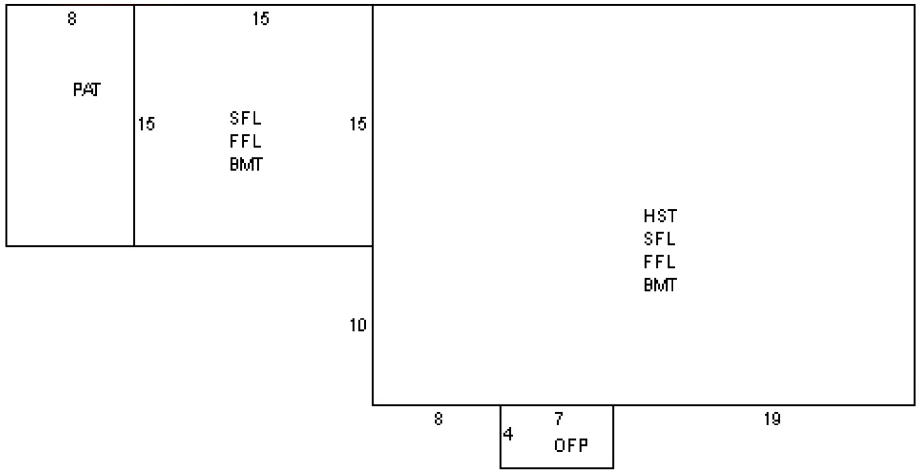
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	166.37
Special Features:	0	Val/Su Net:	174.54
Final Total:	662900	Val/Su SzAd	257.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,075	61.870	66,514
FFL	First Floor	1,075	137.500	147,808
SFL	Second Floor	1,075	137.500	147,808
HST	Half Story	425	137.500	58,436
PAT	Patio	120	5.370	645
OFP	Open Porch	28	44.000	1,232
	Net Sketched Area:	3,798	Total:	422,443
Size Ad	2575	Gross Area	4223	FinArea 3113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

114.0-0011-0001.0

IMAGE

AssessPro Patriot Properties, Inc